

CITY OF MONTEREY PARK
PLANNING COMMISSION AGENDA

REGULAR MEETING

**Monterey Park City Hall – 2nd Floor Room #266
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
APRIL 14, 2015
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Planning Commission less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Planning Commission regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Planning Commission, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chairperson Rodrigo Garcia

ROLL CALL – Commissioners Choi, Hamner, and Sullivan

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – May 13, 2014, February 10, 2015, and March 24, 2015

PUBLIC HEARINGS

[1.] UNFINISHED BUSINESS

[2.] NEW BUSINESS

2-A. CONDITIONAL USE PERMIT – 2328 SOUTH GARFIELD AVENUE (CU-15-02)

The applicant, Pamela Lieu, is requesting a Conditional Use Permit to allow on-sale beer and wine in conjunction with a retail eating establishment at 2328 South Garfield Avenue.

This project was determined to be a Class 1 (Existing Facilities) Categorical Exemption pursuant to CEQA Guidelines § 15301.

It is recommended that the Planning Commission consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving the requested Conditional Use Permit (CU-15-02) subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-B. CODE AMENDMENT – MASSAGE ESTABLISHMENTS (CA-15-02)

The City is initiating a code amendment to amend Monterey Park Municipal Code ("MPMC") § amend the City's zoning regulations and Monterey Park Municipal Code Chapter 5.28 (Massage Establishments) regulating massage establishments and updating other parts of the Monterey Park Municipal Code to preserve and protect public health, safety, and welfare. In 2008, the Business and Professions Code created a statewide system to regulate massage establishments, including the establishment of the California Massage Therapy Council. In 2014, the Business and Professions Code was amended to return land use authority over massage establishment to cities.

This ordinance is exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to permit operation of existing facilities; consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

It is recommended that the Planning Commission consider taking the following actions:

- (1) Opening the public hearing;
- (2) Considering the evidence presented during the public hearing;
- (3) Adopting the Resolution recommending that the City Council adopt an ordinance amending the Monterey Park Municipal Code to restore the City's land use authority over massage establishments; and
- (4) Taking such additional, related, action that may be desirable.

2-C. CODE AMENDMENT – RESIDENTIAL CHAPTER (CA-15-03)

The City is initiating a code amendment to amend the residential chapter of the Zoning Code related to portable canopies, home occupation permits, mechanical equipment and landscaping; and the commercial chapter related to building height along Corporate Center Drive. The proposed code amendments are intended to address specific concerns thereby preserving and protecting the public health, safety, and welfare of the community.

This ordinance is exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to permit operation of existing facilities; consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

It is recommended that the Planning Commission consider taking the following actions:

- (1) Providing comments on the Code Amendment (CA-15-03);
- (2) Continuing the item to the next regularly scheduled Planning Commission meeting on April 28, 2015 for final review and consideration; and
- (3) Taking such additional, related, action that may be desirable.

[3.] COMMISSION COMMUNICATIONS

[4.] FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION

[5.] STAFF UPDATES

[6.] CLOSED SESSION

ADJOURN

To the next regularly scheduled meeting on April 28, 2015

APPROVED BY:

| | |
|-----------------------|---|
| MICHAEL A. HUNTLEY |  |
|-----------------------|---|



Planning Commission Staff Report

DATE: April 14, 2015

AGENDA ITEM NO: 2-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to Consider a Conditional Use Permit (CUP-15-02) to allow on-sale beer and wine in conjunction with an existing bona fide retail eating establishment – 2328 South Garfield Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving the requested Conditional Use Permit (CUP-15-02) subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Pamela Lieu, is requesting approval of a Conditional Use Permit to allow on-sale beer and wine (Type 41) in conjunction with a retail eating establishment (Brew Kitchen & Bar) at 2328 South Garfield Avenue. The property is zoned N-S (Neighborhood Shopping) and is designated Commercial in the General Plan.

Staff believes that the proposed project meets the requirements for issuing the conditional use permit. The project site is adequate in size, shape and topography for the proposed use. The site is rectangular shaped, relatively flat, and is currently developed with a multi-unit commercial building. The subject units are currently vacant. The applicant is proposing to remodel the interior and exterior of the building for a restaurant use. As part of the proposed remodel the parking area will receive new slurry, the parking spaces will be restriped, and new landscaping will be planted. The proposed remodel will greatly improve the current condition of the property. An important component of the business will be the ability to serve beer and wine with the food service. The subject property is located on a commercial street with other commercial buildings and businesses, including other restaurant uses. Therefore, the proposed is compatible and consistent with the types of uses that are within the vicinity. As part of the exterior remodel, new exterior lighting fixtures will be installed, which will provide adequate lighting to the areas adjacent to the building and in the parking areas,

without spilling onto the adjoining the properties. Conditions of approval have been added which will address security and alarm requirements. The Police Department has reviewed the application and do not have any major concerns with the proposed use.

ANALYSIS:

Property Description

The subject property is located on the east side of South Garfield Avenue, between Riggin Street and Pomona Boulevard. The project consists of two separate lots totaling 14,417 square feet (0.33 acres) in size. The property is currently developed with a one-story multi-unit (5-units) commercial building and its related parking to the north and rear of the property. The property is accessible from South Garfield Avenue and the alley east of the property. North, south, and west of the subject property are one-story, multi-tenant commercial plazas and to the east are one-story residential dwelling units.

Project Description

According to the floor plan, the subject unit will be 2,402 square feet. The dining area (indoor and outdoor) will be 928 square feet and will be comprised of a combination of tables and booths. The remaining area includes the kitchen, service area, restrooms, and storage area. The business operating hours are Monday through Sunday, ranging from 8:00 a.m. to 12:00 a.m. The alcohol service hours will also be ranging from 8:00 a.m. to 12:00 a.m. The on-site alcoholic beverages services will complement the restaurant's meals. No separate bar area is shown on the floor plan of the restaurant, nor is any entertainment proposed for the business.

According to the business owner, Brew Kitchen & Bar will function doubly as a coffee shop in the mornings and early afternoons and a gastro pub for lunch, dinner and late night. A house blend of coffee espresso drinks and baked goods will be served in the morning. The menu will consist of specialty items revolving around seasonal and market fresh ingredients and a permanent signature menu, such as gourmet burgers, wings and craft hot dogs.

According to the guidelines established by the California Department of Alcoholic Beverage Control (ABC), a total of 2 on-sale licenses are allowed before the census tract reaches the threshold of being defined as having undue concentration in the subject Census Tract No. 4828. Currently, there is 1 licensed establishment. New licenses that exceed the threshold are permissible with the adoption of a finding of Public Convenience and Necessity (PCN). Issuing a PCN is contingent upon the Planning Commission granting a conditional use permit ("CUP"). Based on discussions with ABC, if the CUP is approved by the City, and because this is a bona fide eating establishment, ABC will issue the PCN as a routine matter.

According to MPMC § 21.10.230(G), there are no distance requirements for on-sale alcoholic beverages when sold in conjunction with a bona fide retail eating establishment. However, on-site sale uses must comply with the list of requirements

specified in the MPMC § 21.10.230(C). Some of the requirements include limiting the exterior lighting of the parking area to intensities between one and two foot-candles so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas and special security measures, such as security guards and alarm systems. Staff conducted a site inspection and found that the subject property has adequate exterior lighting attached to the front of the building walls and parking lot area. The existing exterior lights provide adequate lighting without disturbing the adjacent properties.

The Police Department included condition numbers 23 through 31 in the Resolution to address security and alarm requirements. The Police Department will monitor the subject property relative to safety items such as hours of operation, whether complaints are received, and alcohol must be served along with food only.

Currently, the City is in the process of updating the South Garfield Specific Plan to create a more walkable and friendly environment for the local community. Brew Kitchen & Bar aims to contribute to the South Garfield Specific Plan vision by serving as an example of a business that promotes a modern and inviting destination for locals and non-locals alike with a new exterior remodel and signage. The proposed exterior remodel was reviewed and approved by the Design Review Board on February 27, 2015.

This application is for a Type 41 on-sale license for the serving of beer and wine in conjunction with a bona fide public eating place. The applicant has clearly stated that it does not wish to provide entertainment uses. However, if a request were to be submitted at any future date, the applicant would have to request a modification to the CUP.

OTHER ITEMS:

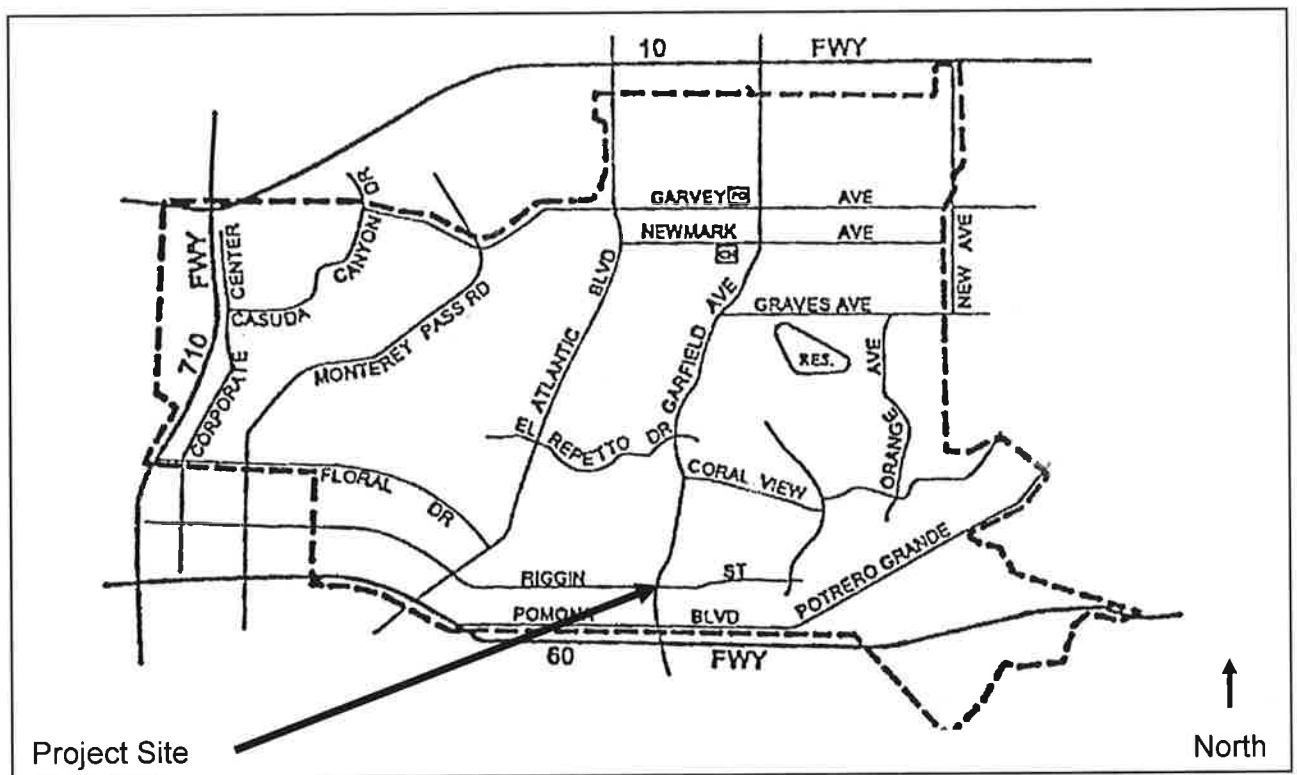
Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **March 20, 2015**, with affidavits of posting on file. The legal notice of this hearing was mailed to **45** property owners within a 300 feet radius and current tenants of the property concerned on **March 20, 2015**.

Environmental Assessment

This project was determined to be a Class 1 (Existing Facilities) Categorical Exemption pursuant to CEQA Guidelines § 15301.

Vicinity Map



Street Map



Aerial Map



ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully submitted,


Michael A. Huntley
Community and Economic
Development Director

Prepared by:



Samantha Tewasart
Senior Planner

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

- Exhibit A: Draft Resolution
- Exhibit B: Site, floor, and elevation plans

EXHIBIT A

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-15-02) TO PERMIT ON-SALE ALCOHOLIC BEVERAGES (BEER AND WINE) IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING ESTABLISHMENT AT 2328 SOUTH GARFIELD AVENUE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On March 5, 2015, Pamela Lieu, submitted an application, pursuant to Monterey Park Municipal Code ("MPMC") §§ 21.10.230 and 21.30.020, requesting approval of Conditional Use Permit (CUP-15-02) to permit on-sale alcoholic beverages (beer and wine) in conjunction with a bona fide public eating establishment (Brew Kitchen & Bar) at 2328 South Garfield Avenue ("Project");
- B. The proposed Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the Project before the Planning Commission for April 14, 2015. Notice of the public hearing was posted and mailed as required by the MPMC;
- E. On April 14, 2015, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Pamela Lieu; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its April 14, 2015 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

- A. The Applicant seeks to serve beer and wine in conjunction with an existing retail eating establishment;
- B. 2328 South Garfield Avenue is zoned N-S (Neighborhood Shopping) and designated Commercial in the General Plan;
- C. The subject property is located on the east side of South Garfield Avenue, between Riffin Street and Pomona Boulevard. North, south, and west of the subject property

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are one-story, multi-tenant commercial plazas and to the east are one-story residential dwelling units; and

- D. The subject property is located on the east side of South Garfield Avenue, between Riggan Street and Pomona Boulevard. The project consists of two separate lots totaling 14,417 square feet (0.33 acres) in size. The property is currently developed with a one-story multi-unit (5-units) commercial building and its related parking to the north and rear of the property. The property is accessible from South Garfield Avenue and the alley east of the property.

SECTION 3: Environmental Assessment. Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301 (Existing Facilities).

SECTION 4: Conditional Use Permit Findings. Pursuant to MPMC §§ 21.10.030 (B) and 21.32.020, the Planning Commission finds as follows:

1. That the proposed use complies with all requirements as set forth for the issuance of a conditional use permit.

The proposed use complies with all requirements for the issuance of the conditional use permit. First, the site is adequate in size, shape and topography for the proposed use because the proposed use is the service of beer and wine in conjunction with a new restaurant. Second, the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. The proposed use is not expected to significantly increase traffic. Third, the proposed use is consistent with the General Plan and conforms to objectives of the General Plan and the MPMC's zoning regulations. The subject property is designated Commercial in the General Plan. The Commercial land use category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as, regional shopping demand. The proposed use is the addition of beer and wine sales to accompany meals at an existing retail eating establishment. On-sale alcoholic beverage sales are permitted in the N-S (Neighborhood) Zone with Conditional Use Permit approval. Fourth, the proposed use, as conditioned, will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood as required security measures will minimize the potential for any negative impacts. Lastly, the proposed use will not have an adverse effect on the public health, safety, and general welfare because security measures and the limited size of the use will limit any potential adverse effects to neighboring properties.

2. That the proposed use will not present problems, including, but not limited to, loitering, obstruction of pedestrian traffic, vehicular traffic, parking, crime interference with children on their way to school, interference with shoppers using streets, defacement and damage to structures.

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The proposed use is the addition of on-sale beer and wine in conjunction with an existing restaurant. The property is currently developed with a one-story multi-unit (5-units) commercial building and its related parking to the north and rear of the property. On-sale of alcoholic beverage uses is permitted with a conditional use permit.

3. That the proposed use will not lessen the suitability of any nearby commercially-zoned properties for commercial use.

The subject property is zoned N-S (Neighborhood Shopping). An eating establishment is a permitted principle use in the N-S Zone. Adjacent properties include one-story, multi-tenant commercial plazas to the north, south, and west of the subject property and to the east are one-story residential dwelling units. The suitability of any nearby commercial-zoned properties for commercial use will remain the same.

4. The use does not adversely affect the welfare of area residents or result in undue concentration in the neighborhood of establishments dispensing alcoholic beverages including beer and wine.

The applicant's request to add beer and wine sales (Type 41) for on-site consumption in conjunction with a retail eating establishment will enhance the business and will not adversely affect the welfare of area residents since the addition of beer and wine sales, as mentioned, will be incidental to the primary use. According to the guidelines established by the California Department of Alcoholic Beverage Control (ABC), a total of 2 on-sale licenses are allowed before the census tract reaches the threshold of being defined as having undue concentration in the subject Census Tract No. 4817.14. ABC allows 2 on-sale licenses in the tract and currently licenses 1 establishment. New licenses that exceed the threshold are permissible with the adoption of a finding of Public Convenience and Necessity (PCN) which is determined by the Department of ABC.

According to MPMC § 21.10.230(G), there are no distance requirements for on-sale alcoholic beverages when sold in conjunction with a bona fide retail eating establishment. However, on-sale uses must comply with the list of requirements specified in the MPMC § 21.10.230(C). Some of the requirements include limiting the exterior lighting of the parking area to intensities between one and two foot-candles so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas and special security measures, such as security guards and alarm systems. The existing exterior lights provide adequate lighting without disturbing the adjacent properties. The Police Department has included conditions numbers 23 through 31 in the Resolution to address security and alarm requirements.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Conditional Use Permit (CUP-15-02).

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SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to Pamela Lieu, Brew Kitchen & Bar and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided in Section 9, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 14th day of April 2015.

Chairperson Rodrigo Garcia

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I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 14th day of April 2015, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Michael A. Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By:



Karl H. Berger
Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

2328 SOUTH GARFIELD AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Pamela Lieu, agrees that she will comply with the following conditions of approval for Conditional Use Permit (CUP-15-02) ("Project Conditions").

PLANNING:

1. Pamela Lieu (the "Applicant"), agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of CUP-15-02 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of CUP-15-02, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Divisions. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of a year extension may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Department.
4. The property owner is responsible for maintaining the area adjacent to the business location and the site in general, including any parkways and alleys.
5. The property must remain well maintained and free of graffiti. Failure of the applicant/property owner to remove graffiti within 24 hours written notice by the

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City will cause the City to abate the graffiti at the cost of the applicant/property owner.

6. A copy of the Conditions of Approval for Conditional Use Permit (CUP-15-02) must be kept on the premises of the establishment and presented to any authorized City official upon request.
7. The exterior lighting of the parking area must be kept at an intensity of between one and two foot-candles so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas.
8. The applicant/owner of the establishment must comply with all applicable law. The applicant must obtain and maintain a valid Alcoholic Beverage License for On-Sale Beer and Wine – Eating Place. All conditions of the Alcoholic Beverage Control license must be maintained at all times and failure to do so will be grounds for revocation.
9. The service of alcohol is only allowed with the consumption of food.
10. No entertainment uses including, without limitation, karaoke, dancing, or live music, are permitted at this location unless a modification to the Conditional Use Permit is approved for such use.
11. Alcoholic beverages must be served in non-disposable containers and distinguishable from containers used for non-alcoholic beverages.
12. The sale of alcoholic beverages for consumption outside or off the premises must be prohibited. Signs must be posted at all entrances and exits of the premises indicating that the sale of alcoholic beverages for consumption outside or off the premises is prohibited.
13. The restaurant business hours of operation will be seven days a week from 8:00 a.m. to 12:00 a.m.
14. Hours of operations for alcohol service at the restaurant must be limited to the hours of 8:00 a.m. to 12:00 a.m. daily.
15. The applicant must obtain and maintain all licenses required by the Alcohol Beverage Control Act (Business & Professions Code §§ 23300, *et seq.*). The applicant must obtain and maintain a Type 41 license.
16. The applicant must post a sign in a clear and conspicuous location listing a phone number at which a responsible party may be contacted during all open hours of the establishment to address any concerns of the community regarding noise at the restaurant. Said contact's name and phone number must also be available through hotel staff at all times.

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17. The applicant must, at all times, display a *Designated Driver* sign of at least ten inches by ten inches (10" X 10") at the bar at eye level. The sign must be worded in a way that reminds patrons who are consuming alcohol to designate a *non-drinking driver*.
18. There must be no exterior advertising of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages which are clearly visible to the exterior constitute a violation of this condition.
19. All employees serving alcoholic beverages to patrons must enroll in and complete a certified training program approved by the State Department of Alcoholic Beverages Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.
20. Any and all employees hired to sell alcoholic beverages must provide evidence that they have either:
 - a. Completed training from the State of California Department of Alcoholic Beverage Control (ABC), Long Beach/Lakewood District Office administered *Leadership and Education in Alcohol and Drugs* (LEAD) Program in the form of an ABC-issued certificate; or,
 - b. Completed an accepted equivalent by the ABC, Long Beach/Lakewood District Office to ensure proper distribution of beer, wine and distilled spirits to adults of legal age. If any prospective employee designated to sell alcoholic beverages does not currently have such training, then;
 - c. The ABC-licensed proprietors must have confirmed with the Planning and Building Safety Department within fifteen (15) days of the Director's decision, or by final project approval, that a date certain has been scheduled within the local ABC Office to complete the LEAD course.
 - d. Within thirty (30) days of taking said course, the employees, or responsible employer must deliver each required certificate showing completion to the Police Department.
21. If complaints are received regarding excessive noise, lighting, building access, or other disturbances associated with alcohol service at the hotel, the city may, in its discretion, take action to review the Conditional Use Permit, including without limitation, adding conditions or revoking the permit.

LICENSING:

22. Additional business license tax must be paid upon approval of license from Alcoholic Beverage Control (ABC) pursuant to MPMC § 5.12.230.

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POLICE:

23. The sale of alcoholic beverages for consumption off the premise is prohibited.
24. Food service is required at all hours that the establishment is open for business.
25. The restaurant must have security video cameras operating during all hours that the business is open. All cameras must record onto a videotape or similar recording device. The recordings of the security video cameras must be maintained for a minimum period of 30 days, and the recordings must be made immediately available for any law enforcement officer who is making the request as a result of official law enforcement business. The video cameras must be located to cover the main areas that are accessible to the public, all areas of the cash register/cashier and all areas where cash is stored. If the Chief of Police determines that there is a necessity to have additional security cameras installed, the manager/owner of the business must comply with the request within 7 days. The Chief of Police can also require the position of the video cameras to be changed if it is determined that the position of the camera does not meet security needs. The manager/owner of the business must comply with the request within 7 days. The picture quality of the video cameras and recording devices installed on the complex must meet the approval of the Chief of Police.
26. All conditions of the Alcoholic Beverage Control Board must be adhered at all times.
27. The quarterly gross sales of alcoholic beverages cannot exceed the gross sales of food during the same period.
28. The manager/owner is responsible for maintaining the property free of litter and graffiti.
29. Three or more violations of applicable law including, without limitation, these conditions within a one year period (as calculated starting on April 6, 2015 and every anniversary date thereafter) may result in the City commencing revocation of this Conditional Use Permit.
30. The restaurant must be equipped with an alarm system that covers break-ins and robberies. The alarm must be monitored by an alarm monitoring company who will notify the Monterey Park Police Department of any break-ins or robberies. Employees must have access to a hidden button that will trigger a silent alarm, notifying the alarm monitoring company that a robbery is taking place. The restaurant manager/owner must obtain an alarm permit from the Monterey Park Police Department. The permit be my obtained by calling the Monterey Park Police Community Relations Bureau at (626) 307-1215.
31. If the establishment is open for business past midnight (12:01 a.m.), the restaurant will employ one licensed security guard to remain on the premises

**PLANNING COMMISSION
RESOLUTION NO.**

during the hours of 6:00 p.m. to closing. The security guard will cooperate with the Police Department in any official police investigations or other related matters. If at any time, the Chief of Police deems that the security guard/company is inadequate, the Chief may require the owner to retain additional security guards or a new security company. If such a situation arises, the Chief of Police must notify the restaurant owner/manager in writing and the manager/owner will 7 business days to make the necessary changes.

By signing this document, Pamela Lieu, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Pamela Lieu, Applicant



Planning Commission Staff Report

DATE: April 14, 2015

AGENDA ITEM NO: 2-B

TO: The Planning Commission
FROM: Michael A. Huntley, Director of Community and Economic Development
SUBJECT: Consideration the adoption of a Resolution recommending that the City Council amend the Monterey Park Municipal Code regarding massage therapy businesses.

RECOMMENDATION:

It is recommended that the Planning Commission:

- (1) Open the public hearing and, after considering the evidence presented during the public hearing, adopt the Resolution recommending that the City Council adopt an ordinance amending the Monterey Park Municipal Code to restore the City's land use authority over massage establishments; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Assembly Bill (AB) 1147 was adopted by the Legislature and signed by the Governor in 2014. AB 1147 restores local regulatory authority over massage establishments. This means that the City may once again require massage therapy businesses to obtain conditional use permits for operating including limitations on the hours of operation.

Before AB 1147, California law preempted the City from requiring local licensing or permitting of massage practitioners and massage therapists if such practitioners and therapists had been certified by the California Massage Therapy Council (CAMTC). Local ordinances, other than business licensing, zoning, and reasonable health and safety regulations, were also preempted if they treated massage businesses differently from other businesses providing professional services. While massage practitioners and therapists will continue to be certified by the CAMTC, AB 1147 restores limited land use authority for regulating massage establishments.

The attached draft ordinance, if adopted, would amend the City's zoning regulations and Monterey Park Municipal Code Chapter 5.28 (Massage Establishments). In particular, the draft ordinance:

1. Requires new massage establishments to obtain a conditional use permit before operating in the City;

2. Makes clear that business licenses are not transferable and that if there is a change in ownership in the business, the permittee must notify the City of the change; and
3. Provides that a massage establishment owner will be held responsible for any code violations or criminal activities of any of the owner's employees, agents, independent contractors or other representatives.

Because the draft ordinance proposes to amend the City's zoning regulations, the Planning Commission must hold a public hearing to consider whether the proposed zone text amendment is consistent with the objectives of the zoning regulations, the General Plan and the City's development policies.

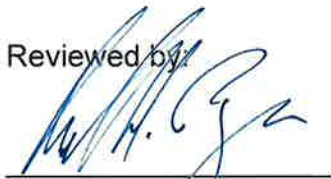
ENVIRONMENTAL:

The consideration of the Resolution recommending the City Council amend the Monterey Park Municipal Code is exempt from the California Environmental Quality Act ("CEQA") for two reasons. First, pursuant to CEQA Guidelines, 14 California Code of Regulations § 15061(b)(3), the ordinance is exempt from CEQA because it can be seen with certainty that the proposed ordinance amending the Monterey Park Municipal Code regarding massage therapy businesses in the City will not have a significant effect on the environment. In addition, the proposed ordinance is not a project as defined under § 15378 of the CEQA Guidelines because it has no potential for resulting in physical change in the environment, directly or ultimately.

Respectfully submitted:



Michael A. Huntley,
Community and Economic
Development Director



Karl H. Berger
Assistant City Attorney

Attachments: A. Resolution recommending adoption of the ordinance
 B. Draft ordinance

RESOLUTION NO.

A RESOLUTION RECOMMENDING THAT CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 21 AND CHAPTER 5.28 OF THE MONTEREY PARK MUNICIPAL CODE RELATING TO MASSAGE ESTABLISHMENTS WITHIN THE CITY OF MONTEREY PARK

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. The City's ability to exercise its powers in accordance with Article XI, § 7 of the California Constitution to regulate land use is well-established. This ordinance is intended to regulate aesthetics, traffic, parking, public peace, and other, similar, matters related to public health, safety, and welfare;
- B. A review of the Monterey Park Municipal Code ("MPMC"), as defined by the draft Ordinance attached as Exhibit "A," and incorporated by reference (the "Ordinance"), demonstrates that amendments are needed to bring the City's land use regulations and business license regulations into conformance with recent changes to state law;
- E. The City reviewed the Ordinance's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines;
- F. The Community and Economic Development Department completed its review and scheduled the public hearing regarding the Ordinance before the Planning Commission for April 14, 2015;
- G. On April 14, 2015, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Ordinance, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and
- H. This Resolution and its findings are made based upon the evidence presented to the Commission at its April 14, 2015, hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds as follows:

- A. The City currently regulates the practice of massage and the operation of massage establishments for the benefit of the public health, safety and

welfare.

- B. Business and Professions Code §§ 4600, *et seq.* (enacted by SB 731 in 2008 and amended by AB 619 in 2011) created a statewide system for issuing massage worker permits, preempting local permitting systems and requirements. The statewide permitting system is administered by the California Massage Therapy Council or "CAMTC."
- C. Assembly Bill 1147 (enacted in 2014 and effective January 1, 2015) amended Business and Professions Code §§ 460 and 4600.5 and Government Code § 51034 to return land use authority over massage establishments to cities.
- D. The Ordinance promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC.

SECTION 3: *Environmental Assessment.* Because of the facts set forth in Section 2, the proposed Ordinance is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to permit operation of existing facilities; consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. The Ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

SECTION 4: *General Plan Findings.* As required under Government Code § 65860 the MPMC amendments proposed by the Ordinance are consistent with the Monterey Park General Plan since the proposed zone text amendment conforms to Economic Development Plan Goal 1.0. The Ordinance will help maintain an economic base to provide a sound fiscal foundation for the City by providing a clear regulatory framework for massage uses.

SECTION 5: *Recommendations.* The Planning Commission recommends that the City Council adopt the Ordinance.

SECTION 6: *Reliance On Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in

evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the city's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 9: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 10: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

PASSED AND ADOPTED this 14th day of April 2015.

Rodrigo Garcia, Chairperson
City of Monterey Park Planning Commission

ATTEST:

Michael Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Karl H. Berger, Assistant City Attorney

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 21 AND CHAPTER 5.28 OF THE
MONTEREY PARK MUNICIPAL CODE RELATING TO MASSAGE
ESTABLISHMENTS WITHIN THE CITY OF MONTEREY PARK.**

The City Council of the City of Monterey Park does ordain as follows:

SECTION 1: Findings. The City Council finds as follows:

- A. The City currently regulates the practice of massage and the operation of massage establishments for the benefit of the public health, safety and welfare.
- B. Business and Professions Code §§ 4600, *et seq.* (enacted by SB 731 in 2008 and amended by AB 619 in 2011) created a statewide system for issuing massage worker permits, preempting local permitting systems and requirements. The statewide permitting system is administered by the California Massage Therapy Council or "CAMTC."
- C. Assembly Bill 1147 (enacted in 2014 and effective January 1, 2015) amended Business and Professions Code §§ 460 and 4600.5 and Government Code § 51034 to return land use authority over massage establishments to cities.
- D. On April 14, 2015 the Planning Commission held a public hearing to receive oral and documentary evidence from the public, regarding the proposed amendments.
- E. On April 14, 2015 the Planning Commission adopted Resolution No. _____ recommending the City Council adopt this Ordinance.
- F. The City Council desires to amend the Monterey Park Municipal Code ("MPMC") to reestablish the City's land use authority and to regulate massage establishments to the fullest extent allowed under state law.
- G. This Ordinance and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its _____, hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: This ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes

rules and procedures to permit operation of existing facilities; consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under Cal. Code Regs. Title 14, §§ 15301, 15305 and 15308.

SECTION 3: General Plan Findings. As required under Government Code § 65860 the MPMC amendments proposed by the Ordinance are consistent with the Monterey Park General Plan since the proposed zone text amendment conforms to Economic Development Plan Goal 1.0. This Ordinance will help maintain an economic base to provide a sound fiscal foundation for the City by providing a clear regulatory framework for massage uses.

SECTION 4: Zoning Code Text Amendment Findings. In accordance with MPMC § 21.38.050, the City Council finds that this Ordinance:

- A. Is consistent with the goals, policies and objectives of the General Plan;
- B. Will not adversely affect surrounding properties; and
- C. Promotes public health, safety, and general welfare and serves the goals and purposes of the zoning regulations, which provide the economic and social advantages resulting from the orderly establishment of land uses in appropriate districts of the city.

SECTION 5: MPMC § 21.10.040(V) is amended to read as follows:

“(V) **A Mmessage establishment** is permitted upon compliance with the following standards:

(1) All practitioners of foot or body massage must be licensed by the California Massage Therapy Council.

(2) All massage establishments **require a conditional use permit issued pursuant to this Code and** must comply with regulations set forth in Chapter 5.28, Massage.”

SECTION 6: MPMC § 21.12.030(F) is amended to read as follows:

“(F) **Massage Establishment.** Permitted **in compliance with the following standards:**

(1) All practitioners of foot or body massage must be licensed by the California Massage Therapy Council.

(2) All massage establishments are subject to the approval of a conditional use permit and must comply with regulations set forth in accordance with Chapter 5.28, Massage.

SECTION 7: MPMC § 5.28.010 is amended to read as follows:

“5.28.010 Declaration of purpose and intent.

- (a) This chapter establishes new permitting standards intended to comply with California law and establish zoning, business licensing, and health and safety guidelines for massage establishments.
- (b) This chapter is not intended to be exclusive and compliance will not excuse noncompliance with any state or local laws or regulations that are uniformly applied to other professional or personal services businesses including, without limitation, all zoning applications; business license regulations; building, fire, electrical, and plumbing codes; and health and safety code laws and regulations applicable to professional or personal services businesses.
- (c) This chapter establishes a local regulatory system that allows only state certified massage therapists and massage practitioners to operate within the city. This chapter is also intended to allow ~~a transitional period for certain existing massage practitioners to continue practicing while they obtain state certification before December 31, 2012, and to coordinate the timing of the city's business license renewals with the state massage certification process~~the City to exercise broad control over land use in regulating massage establishments and to impose and enforce reasonable and necessary fees and regulations, in keeping with the requirements of existing law, while being mindful of the need to protect legitimate business owners and massage professionals.”

SECTION 8: The definition of “Director” set forth in MPMC § 5.28.020 is amended to read as follows:

“
“Director” means the community and economic development director or such other director person designated by the city manager.”

SECTION 9: A new § 5.28.050 is added to the MPMC to read as follows:

“5.28.050 Conditional use permit; business license required.

- (a) Every person conducting, managing, operating, owning or in control of a massage establishment or any other place that is open to the public or is a private club, where facial massages, fomentations, massages, electric or magnetic treatments, or alcohol rubs are administered or given, or any public bathing place, which provides a steam room, dry or

hot room plunge, swimming pool, shower, bath, or sleeping accommodations, must obtain a conditional use permit.

(b) Before operating any massage establishment or becoming engaged in the occupation of a massage practitioner or massage technician, the individual proposing to conduct the business must obtain the required business license to do so and, in addition, unless otherwise specified, is subject to each and all of the terms, conditions and provisions of this chapter."

SECTION 10: MPMC Chapter 5.28 is amended by renumbering existing §§ 5.28.050 through § 5.28.120 as follows:

§ 5.28.050 is renumbered as § 5.28.060.
§ 5.28.060 is renumbered as § 5.28.070.
§ 5.28.070 is renumbered as § 5.28.080.
§ 5.28.080 is renumbered as § 5.28.090.
§ 5.28.090 is renumbered as § 5.28.100.
§ 5.28.100 is renumbered as § 5.28.110.
§ 5.28.110 is renumbered as § 5.28.120.
§ 5.28.120 is renumbered as § 5.28.130.

SECTION 11: A new subsection "c" is added to existing MPMC § 5.28.130, which is renumbered as § 5.28.140, to read as follows:

"

(c) Suspension or Revocation of Conditional Use Permit. A conditional use permit issued to a massage establishment may be suspended or revoked pursuant to Chapter 21.32 of this code."

SECTION 12: Existing MPMC § 5.28.140 is renumbered as § 5.28.150.

SECTION 13: Existing MPMC § 5.28.150 is renumbered as § 5.28.160 and is amended to read as follows:

"5.28.1560 Appeal.

Any person denied an approval under this chapter or a massage establishment owner or operator whose approval has been revoked may appeal the denial or revocation in writing pursuant to the appeal procedures provided in by Chapter 1.09 of this code. Such appeal must be in writing and must be filed with the city clerk not more than fifteen days following the director's deposit into the mail of the notice of denial or revocation sent to the applicant or massage establishment owner or operator to the address listed by the applicant or massage establishment owner or operator pursuant to this chapter. Any successful appeal will result in approval or reinstatement of an approval and refund of any fines

collected by the city. **Notwithstanding the foregoing, any appeal of a suspension or revocation of a conditional use permit issued to a massage establishment must comply with Chapter 21.32 of this code.**

SECTION 14: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 15: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 16: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 17: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 18: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 19: This Ordinance will take effect on the 31st day following its final passage and adoption.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 201____.

Hans Liang,
Mayor

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger, Assistant City Attorney

ATTEST:
VINCENT D. CHANG, City Clerk

By: _____

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF MONTEREY PARK)

I, VINCENT D. CHANG, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Ordinance No. _____ was introduced, and placed upon its first reading at a meeting of the City Council of the City of Monterey Park, held on the ____ day of _____, 201____. That thereafter on the ____ day of _____, 201____, said Ordinance was duly passed, approved and adopted by the following vote:

| | |
|----------|------------------|
| AYES: | COUNCIL MEMBERS: |
| NOES: | COUNCIL MEMBERS: |
| ABSENT: | COUNCIL MEMBERS: |
| ABSTAIN: | COUNCIL MEMBERS: |

Dated this ____ day of _____, 201____

Vincent D. Chang, City Clerk
City of Monterey Park, California



Planning Commission Staff Report

DATE: April 14, 2015

AGENDA ITEM NO: 2-C

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Consideration the adoption of a Resolution recommending that the City Council amend the Monterey Park Municipal Code regarding portable canopies, home occupation permits, mechanical equipment and landscaping; and the commercial chapter related to building height along Corporate Center Drive.

RECOMMENDATION:

It is recommended that the Planning Commissioner:

- (1) Providing comments on the Code Amendment (CA-15-03);
- (2) Continuing the item to the next regularly scheduled Planning Commission meeting on April 28, 2015 for final review and consideration; and
- (3) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Staff is requesting a continuance of the item to allow for additional time to conduct further research and analysis.

Respectfully submitted,

Michael A. Huntley
Community and Economic
Development Director

Prepared by:

Samantha Tewasart
Senior Planner

Reviewed by:

Karl H. Berger
Assistant City Attorney